

MARTYN COX
— & COMPANY —



108 Oxlease, Witney – OX28 3QU

Welcome to 108 Oxlease

For the first time in 19 years this property is now available with immediate vacant possession. A 3 bedroom semi-detached in a most sought after area. There is an effortless flow to the downstairs living space which is made up of a large living room and a sizeable breakfast kitchen with built-in oven and hob, extensive work tops with ample base and wall units. To the first floor, there are three bedrooms and a fully tiled bathroom with WC. Garden to front and rear and single garage in block close to property.

The property benefits from recently having full cavity wall insulation installed.

Demand for properties in this district of Witney is understandable being close to open countryside whilst remaining within easy walking distance of the town centre via nearby Langel Common. In addition, the location provides quick road access to the A40 Cheltenham to Oxford Road.

Council Tax band: C £2,023.57

Tenure: Freehold

EPC Energy Efficiency Rating: C

3 Bedrooms

Easy access to town centre via Langel Common

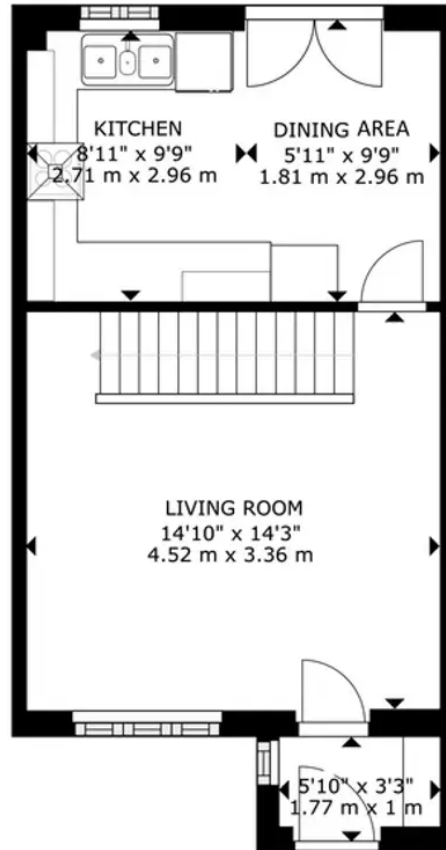
Cul De Sac location

Close to the Park

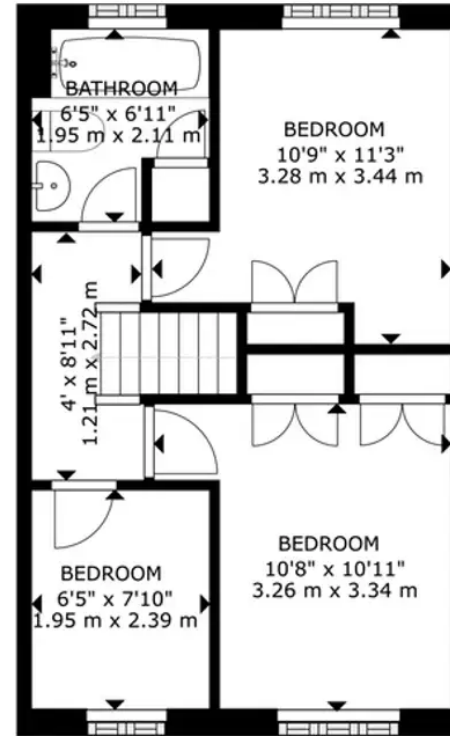
Cavity wall insulation







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 388 sq ft, 36.02 m², FLOOR 2: 363 sq ft, 33.68 m²
 TOTAL: 751 sq ft, 69.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only